|  |  |
| --- | --- |
|  | **WALBERTON PARISH COUNCIL**  **INCLUDING FONTWELL AND BINSTED**  Parish Council Office, The Pavilion, The Street,  Walberton, Arundel, West Sussex, BN18 0PJ  Tel: 01243 554528  email: clerk@walbertonpc-pc.gov.uk  www.walberton-pc.gov.uk |

**TO ALL MEMBERS OF THE PLANNING COMMITTEE – You are summoned to attend a meeting of the PLANNING COMMITTEE at 6.30pm on Tuesday 28 January 2020 in the Pavilion for the purpose of transacting the business set out in the agenda below.**

Signed: Date: 23 January 2020.

Parish clerk

**AGENDA**

**Standing items**

**1. Record of attendance and apologies**

**2. Declaration of interest in items on the agenda**

Members are invited to make any declarations of pecuniary, personal and/or prejudicial interests that they may have in relation to items on the agenda and are reminded that they should re-declare their interest before consideration of the item or as soon as the interest becomes apparent. Members and officers should make their declaration by stating:

a) the item they have the interest in

b) whether it is a pecuniary, personal and/or prejudicial interest

c) the nature of the interest

d) if it is a pecuniary or prejudicial interest, whether they will be exercising their right to speak under Question Time.

**3. Confirmation of Minutes**

To confirm the minutes of the Planning Committee meeting of 12 November 2019 was a true record of the business transacted.

**4. Public questions (max 15 minutes)**

To consider questions from members of the public on items on the agenda.

**5. Updates of actions agreed at last meeting**

Minute 492/19. Clerk – email string sent to Southern Water CEO Ian Mcaulay.

Minute 494/19. Clerk – planning resolutions entered on ADC planning portal.

Minute 497/19. Clerk – email sent to parliamentary candidates.

**6. Planning applications**

1. Considered out of meeting.

1. WA/7/19/RES (amendment 1). Lanes End, West Walberton Lane, Walberton. Approval of reserved matters following outline consent WA/26/18/OUT for layout & scale for 6 dwellings and 6 detached garages. Comment by 9 December 2019. Objection – separate document recorded with ADC.

2. WA/7/19/RES (amendment 2). Lanes End, West Walberton Lane, Walberton. Approval of reserved matters following outline consent WA/26/18/OUT for layout & scale for 6 dwellings and 6 detached garages. Comment by 2 January 2020.

3. WA/104/19/HH. Southover, Avisford Park Road, Walberton. Single storey rear extension, porch to front, first floor side extension with front and rear dormers and re-cladding of dormer. Comment by 12 January 2020. No objection.

4. WA/105/19/CLE. Missione Vecchia, Arundel Road, Fontwell. Lawful development certificate for an existing use - confirmation an existing hip to gable roof extension & rear dormer is permitted development. Comment by 19 December 2019. No objection.

5. WA/106/19/HH. Missione Vecchia, Arundel Road, Fontwell. Single storey rear extension to accommodate enlargement of Kitchen /diner. Comment by 19 December 2019. No objection but attention is drawn to neighbours' comments that allege the side windows affect their privacy.

6. WA/110/19/HH. Crosslands, Barnham Lane, Walberton. Single storey front, side and rear extension. Comment by 12 January 2020. No objection.

2. For consideration this meeting.

1. WA/109/19/HH. 1 The Meadows, Walberton. New single storey side extension with mono-pitched roof. Comments by 30 Jan 2020.

2. WA/111/19/HH. Walberton House, The Street, Walberton. New Dormer & roof windows & alterations to existing roof windows to serve existing first floor rooms & formation of one new bedroom in attic space with dormer & roof windows & other related internal alterations - This application may affect the character & appearance of Walberton Village Conservation Area. Comment by 6 Feb 2020.

3. WA/116/19/HH. Fir Trees, Yapton Lane, Walberton. Loft extension & alterations. Comments by 6 Feb 2020.

4. WA/1/20/HH. 1 Orchard Way, Fontwell. Single storey front extension, provision of a multi fuel stove and flue, new rendering/cladding to all elevations and addition of a front dormer. Comment by 20 Feb 2020.

**7. Planning decisions**

1. WA/22/19/PL. The White Cottage, West Walberton Lane, Walberton. Demolition of existing dwelling & erection of 1 No. replacement dwelling (amendment to WA/49/18/PL).

Approved conditionally.

2. WA/44/19/PL. Walberton Baptist Church, The Street, Walberton. Temporary permission (maximum 12 months) for a single storey timber framed WC & lobby extension. This application affects the character & appearance of the Walberton Village Conservation Area.

Withdrawn.

3.WA/63/19/PL. Land South of Arundel Road, Walberton. Erection of 8 dwellings with garaging & open resident & visitor parking, with a new access from Arundel Road; provision of hard & soft landscaping & open space; foul & surface water drainage systems; & other works - This application is a Departure from the Development Plan.

Approved conditionally.

4. WA/66/19/PL. Walberton Place Care Home Yapton Lane Walberton. Application for variation of condition following planning permission WA/28/14/PL relating to condition No.2 - Revised siting of building footprint.

Approved conditionally.

5. WA/76/19/PL. Walberton Place Care Home, Yapton Lane, Walberton. Retention of kitchen extract system. This application may affect the character & appearance of the Walberton Village Conservation Area.

Approved conditionally.

6. WA/77/19/T. Walberton Place, Yapton Lane, Walberton.

T1 Crown lift to provide a maximum of 5.5m overhead clearance above road surface and to no more than 1m beyond roadside edge.

T2 Remove lowest branch growing south from approximately 5metres height on main stem. - Reduce back/remove branches as necessary to achieve no more than 3metres clearance of building.

Approved conditionally.

7. WA/80/19/CLE. Walberton House, The Street ,Walberton. Lawful development certificate for existing 2 self-contained flats.

Approved.

8. WA/97/19/PL. Mill Ball, Binsted Lane, Binsted. 1 replacement dwelling.

Approved conditionally.

9. WA/101/18/L. 5 Goodacres, Arundel Road, Fontwell. Listed building consent for the conversion of existing detached garage into ancillary annexe accommodation for a dependent relative.

Approved conditionally.

10. WA/105/19/CLE. Missione Vecchia, Arundel Road, Fontwell. Lawful development certificate for an existing use - confirmation an existing hip to gable roof extension & rear dormer is permitted development.

Planning permission not required.

11. WA/109/19/CLP. St Mary’s Churchyard, Walberton. Application for a Lawful Development Certificate for a Proposed development - Concrete surface of existing path.

Planning permission required.

**8. Neighbouring Parish Applications and updates**

BN/57/19/RES. GTR site, Fontwell. Cllr Vawer

**9. Highways and Traffic**

1. Highways Working Group Cllr Fisher

1. To receive an update.

2. A27 consultation

1. To receive an update.

3. Speeding in Eastergate Lane.

**10. Fontwell Meadows**

1. To receive a Working Group report. Cllr Vawer

2. Barnham, Eastergate and Westergate Advisory Group

3 To receive reports on recent meetings.

**11. Lane’s End**

**12. Developers liaison working group (Wates/Linden/Pegasus)**

To receive Mrs Claire Lewis’s report.

**13. Green Infrastructure Masterplan**

1. To receive any report.

2. To note that a comprehensive draft close to a final version of the Green Infrastructure Master Plan is available electronically. Comments are welcome by 24 January 2020.

**15. Southdowns National Park**

1. To note the opening the Volunteer Conservation Fund for 2020. Deadline for submissions is on the 31 March 2020.

2. To note the SDNPA Planning Committee meeting on 16 January 2020.

3. To note Community Infrastructure Levy Bids 2019/20 – closing date 31 January 2020.

**16. Campaign for Rural England**

**17. Conservation areas**

**18.** **Town and Parish Council Proforma**

**19. Neighbourhood Plan & Review**

To receive an update.

**Other items**

**20. Village gates proposal**

To receive an update.

**21.** **Arun Design Guide consultation**

To note ADC’s consultation on the Arun District Design guide from 9 January to 21 February 2020.

**22. ADC Development Control**

To note the Development Control Committee Meeting on the 8 January 2020 with regards to WA/59/19/PL. Pippins, Yapton Lane, Walberton. Provision of an additional 3 residential mobile homes. The application is a departure from the Development Plan.

Approved conditionally.

**23. Parish Boundary**

To agree follow up actions with two Fontwell residents and Barnham & Eastergate PC.

**24. Parish On-line mapping**

Confirm renewal and training.

**Final items**

**25. Correspondence**

**26. Quotes and payments**

**27. Any other business**

**28. Date of next meeting**

To confirm the proposed date of the next meeting on 10 March 2020. The date of the following meeting 28 April 2020.

< end >